

COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

Gina Langford, Coordinator

NOTICE OF AVAILABILITY

**MITIGATED NEGATIVE DECLARATION
FOR PUBLIC REVIEW**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Lakeside Oaks Business Park (PSUB T20060692)

PROJECT DESCRIPTION: Proposed to develop a 7-lot subdivision with one parking area on a 6.7 acre parcel

PROJECT LOCATION: 1111 Bell Road, Auburn, Placer County

PROPONENT: Ubora Engineering & Planning, 2901 Douglas Blvd., Suite 285, Roseville, CA 95661 (916)780-6777

The public comment period for this document closes on **May 7, 2007**. A copy of the Mitigated Negative Declaration is available for public review at the Community Development Resource Agency public counter (3091 County Center Drive, Auburn, CA 95603) and at Auburn Public Library. Property owners within 400 feet of the subject site shall be notified of the upcoming public hearing. Additional information may be obtained by contacting Maywan Krach, 530-745-3132, at the Environmental Coordination Services between the hours of 8:00 a.m. and 5:00 p.m.

Newspaper: Auburn Journal

Publish date: Tuesday, April 10, 2007



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

Gina Langford, Coordinator

NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- ☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- ☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

Title: Lakeside Oaks Business Park	Plus# PSUB 20060692
Description: Subdivision and parking lot along Bell Road	
Location: 1111 Bell Road, Auburn, Placer County	
Project Owner/Applicant: Steve Taggart Lakeside Oaks, LLC/George Djan Ubora Engineering 916-780-2500	
County Contact Person: Christina Snow	530-745-3111

PUBLIC NOTICE

The comment period for this document closes on **May 7, 2007**. A copy of the Negative Declaration is available for public review at the Community Development Resource Agency public counter and at the Auburn Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Community Development Resource Agency, Environmental Coordination Services, at (530) 745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

Recorder's Certification

POSTED 04/05/2007
through _____
JIM MCCAULEY, COUNTY CLERK
By [Signature]
Deputy Clerk

TENTATIVE SUBDIVISION MAP FOR LAKESIDE OAKS BUSINESS PARK

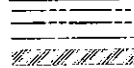
BELL ROAD, AUBURN
PLACER COUNTY, CALIFORNIA

LOTING PLAN
SHEET 1 OF 3
MARCH 2007

SHEET INDEX

- 1 OF 3 LOTING PLAN
- 2 OF 3 UTILITY PLAN
- 3 OF 3 GRADING AND DRAINAGE PLAN

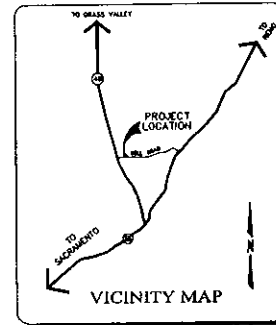
LEGEND



EXISTING LOT LINES
PROPOSED LOT LINES
CENTER LINE
EASEMENT
NEW PAVED AREA
ON BELL ROAD

PROJECT DATA:

ASSESSOR'S PARCEL NO.: 052-030-023
VACANT
EXISTING USE: PROFESSIONAL, MEDICAL OFFICE
PROPOSED USE: PROFESSIONAL OFFICE (PO)
GENERAL PLAN: OFFICE & PROFESSIONAL
ZONING: COMBINING AIRPORT OVERFLIGHT
ZONE (OP-OC-04)



LOTING SUMMARY:

LOT DESIGNATION	TOTAL AREA:
LOT A	21,493 SF
LOT B	10,184 SF
LOT C	8,483 SF
LOT D	7,258 SF
LOT E	7,166 SF
LOT F	6,202 SF
LOT G	15,287 SF
LOT H (COMMON INTEREST)	211,465 SF (4.85 AC)
GROSS SITE AREA:	285,718 SF (6.56 AC)

SERVICE PROVIDERS:

SCHOOL DISTRICT: AUBURN UNION SCHOOL DISTRICT
POLICE PROTECTION: PLACER COUNTY
STORM DRAINAGE: PLACER COUNTY
WATER: PLACER COUNTY SEWER MAINT DIST 1
SEWER: PG&E
ELECTRIC: PG&E
GAS: AT&T
TELEPHONE: AT&T
FIRE: PLACER CONSOLIDATED FIRE DISTRICT

PARKING SUMMARY/NOTES:

- A. REQUIRED PER COUNTY ORDINANCE: OFFICE USE - 1/500 SF MEDICAL USE - 1/175 SF
- B. CALCULATION: OFFICE USE (55,378 GSF/300) - 185 STALLS MEDICAL USE (7875 GSF/175) - 45 STALLS TOTAL PARKING STALLS REQUIRED - 230 STALLS
- C. STANDARD PARKING STALL: 167 SPACES (18' x 9' WITH 2' OVERHANG)
- D. COMPACT PARKING STALL: 48 SPACES (16' x 8' WITH 2' OVERHANG)
- E. ADA VEH ACCESSIBLE PARKING STALL: 15 SPACES (18' x 9' WITH 2' OVERHANG)
- F. DRIVEWAYS: 25'-0" MIN. 25'-0" WIDE WHERE FIRE Lanes ARE REQUIRED.
- G. PROVIDE ONE FINGER PLANTER EVERY 10 PARKING SPACES.

GENERAL NOTES

1. ALL LOT DIMENSIONS AND AREAS ARE APPROXIMATE. ACTUAL LOT DIMENSIONS ARE TO BE ESTABLISHED WITH THE FINAL MAP.
2. MULTIPLE FINAL MAPS MAY BE FILED.
3. MINOR ADJUSTMENTS TO THE DEPICTED STREET AND LOT PATTERNS ARE PERMITTED PROVIDED THAT THE OVERALL CIRCULATION IS SUBSTANTIALLY THE SAME.
4. ALL UTILITIES AND GRADING SHOWN ILLUSTRATE GENERAL CONCEPTS AND ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
5. LOT H IS A PROPOSED COMMON INTEREST LOT TO BE OWNED BY THE PROPERTY OWNERS ASSOCIATION. LOT H SHALL CONTAIN A BLANKET MULTIPURPOSE EASEMENT ACROSS IT TO ACCOMMODATE PUBLIC UTILITIES AND RECREATIONAL INGRESS/EGRESS AND PARKING PROVISIONS.
6. THIS TENTATIVE SUBDIVISION MAP HAS BEEN PREPARED CONFORMING TO PLACER COUNTY'S LAND DEVELOPMENT MANUAL ARTICLE 18.12.04C.

TENTATIVE MAP STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY PLACER TITLE CO., ORDER NO. 110-5313 DATED 8/4/2006. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED BELOW.

Michael R. Adams
SIGNATURE DATE 10/31/06

AN EASEMENT OVER SAID LAND FOR A CATCH AND INCIDENTAL PURPOSES, AS GRANTED TO SOUTH YUBA WATER COMPANY, A CORPORATION IN DEED RECORDED SEPTEMBER 23, 1993, BOOK 64, PAGE 187, OFFICIAL RECORDS, AFFECTS A PORTION, INDEFINITE IN LOCATION. NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.



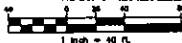
OWNER/DEVELOPER:

LAKESIDE OAKS, LLC
7850 HALEY DRIVE
GRANITE BAY, CA 95746
(916) 781-5599

ENGINEER:

UBORA ENGINEERING AND PLANNING, INC.
2901 DOUGLAS BLVD., SUITE 285
ROSEVILLE, CA 95661
(916) 780-2500
FAX: (916) 780-6777

UBORA ENGINEERING & PLANNING
"EXCELLENCE"
2901 DOUGLAS BOULEVARD, SUITE 285
ROSEVILLE, CA 95661 (916) 780-2500





COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

John Marin, Agency Director

Gina Langford, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov/planning

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

A. BACKGROUND:

Project Title: Lakeside Oaks Business Park	Plus#: PSUB 20060692
Entitlements: Tentative Subdivision Map	
Site Area: 6.7 acres	APN: 052-030-023
Location: 1111 Bell Road, Auburn, Placer County	
<p>Project Description:</p> <p><u>The Site:</u></p> <p>The parcel is zoned Office and Professional combined Design Scenic Corridor and is located in an Aircraft Overflight zone. The 6.7 acre parcel is currently undeveloped and contains mostly zone 1 mixed woodland and grassland. The project site occurs along the north side of Bell Road, less than 0.75 miles east of Highway 49 and is bordered by Nevada Irrigation District (NID) canals along the western and eastern boundaries.</p> <p>Adjacent land use is open space to the north and east, commercial to the west and residential to the south. The project is bounded by Bell Road on the south, Fiddler Canal to the east and Wise Canal to the west.</p> <p>The site generally slopes from the east to the west, with site elevation ranging from about 1,460 feet near the intersection of Fiddler Green Canal and Bell Road to about 1,428 feet along a portion of Wise Canal in the northwest corner of the site. The area west of Fiddler Green Canal currently drains into Wise Canal, while the area east drains directly into Fiddler Green Canal.</p> <p>The two on-site canals are concrete-lined Nevada Irrigation District (NID) canals located in the western and eastern portions of the site. The canals run in a southerly direction, exiting the site through culverts beneath Bell Road. The larger of the two canals, which runs along the western property boundary, originates from Rock Creek Lake.</p> <p>Four acres of mixed oak woodland and 2.7 acres of annual grassland and ruderal vegetation cover the site. Areas in the north and southwestern portions of the site are composed of taller, more mature trees, while the eastern portion of the site contains dense stands of younger oaks and pines. Annual grassland primarily occurs in the western portion of the site and in openings to the woodland canopy.</p>	

The Project:

The Lakeside Oaks Business Park proposes developing a subdivision to create seven lots and one common interest parcel (parking area) on a \pm 6.7 acre parcel on Bell Road. The seven lots will range in size from 6,202 to 22,608 square feet and will be developed with two two-story and five single-story office buildings. It is anticipated that approximately 52,503 gross square feet will consist of general office use and 10,750 gross square feet will be devoted to medical office use.

The Lakeside Oaks Business Park will require the following entitlements: Tentative Subdivision Map and a Conditional Use Permit.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan / Community Plan	Existing Conditions & Improvements
Site	Office and Professional, Design Scenic Corridor, Aircraft Overflight zone	Professional Office	Undeveloped Parcel
North	Open Space, Aircraft Overflight zone	Open Space	Open Space (Rock Creek Lake)
South	Residential Multi-Family, Density Limitation-8, Aircraft Overflight zone	High Density Residential	Residential
East	Open Space, Aircraft Overflight zone	Open Space	Open Space (Rock Creek Lake)
West	Commercial Planned Development, Design Scenic Corridor, Aircraft Overflight zone	Commercial	Commercial Center

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15183 states that “projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site.” Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It can also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference can occur:

- ➔ County-wide General Plan EIR
- ➔ Auburn / Bowman Community Plan EIR

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project

(see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including “No Impact” answers.
- b) “Less Than Significant Impact” applies where the project’s impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) “Less Than Significant with Mitigation Measures” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e., General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			X	

Discussion - Items I-1,2:

The project area is not located within a scenic vista or within a state scenic highway and will not damage any known scenic resources.

Discussion - Item I-3:

The Lakeside Business Park proposes developing seven office buildings on an undeveloped parcel along a major arterial roadway (Bell Road). Although this will alter the current visual character of the site, the area to the west is developed as a commercial center, and a high density mobile home park is located across Bell Road to the south. Additional commercial centers are located west of the project site on both sides of Bell Road and housing developments are located across Bell Road, southeast of the proposed project. The site is zoned for the proposed use and intensity of development which has been approved in the Auburn/Bowman Community Plan.

The area does not have an uninterrupted view shed due to urban development surrounding the project site and the project will not adversely affect the local view shed. The area to the east on Bell Road will remain in open space as this contains Rock Creek, which is owned by Pacific Gas and Electric Company, and contains a small reservoir, two irrigation canals, and PG&E power substation. This open space provides a visual transition to the golf course located on the north side of Bell Road east of the project site.

The project will be subject to design review. Design review shall be conducted prior to the submittal of the Improvement Plans for the project and include, but not limited to, a review of colors, materials, landscaping and lighting standards to alleviate conflicts with the surrounding structures and minimize any potential visual impacts. Additionally, the two, two-story office buildings will be located towards the rear of the property so as to soften the visual impact along the frontage of Bell Road. The design review requirements will ensure that impacts are less than significant and no mitigation measures are required.

Discussion - Item I-4:

Although the office buildings will introduce new lighting, the lighting will be shielded to prevent glare. Additionally, the lighting fixtures will be subject to Design/Site Review prior to approval. Materials will be chosen in earth tones and windows will be made of non-glare materials. The project is not anticipated to have significant impacts with regard to lighting or glare and the Design/Site Review process will ensure that impacts remain less than significant. No mitigation measures are required.

II. AGRICULTURAL RESOURCE – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)				X
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				X

Discussion - All Items:

The project site is not currently used for agricultural purposes, is not in an agricultural zoned area and no agricultural uses are proposed. No agricultural impacts will result from implementation of the project.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD)				X
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)		X		
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)				X
5. Create objectionable odors affecting a substantial number of people? (APCD)			X	

Discussion - Item III-1:

The project will not conflict with the Air Quality Management Plan.

Discussion - Items III-2,3:

This proposed project is located in the Sacramento Counties Air Basin portion of Placer County. This area is designated as non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. According to the project description, the project will result in an increase in regional and local emissions from construction and operation.

The project-related short & long term air pollutant emissions will result primarily from diesel-powered construction equipment, trucks hauling building supplies, vehicle exhaust, landscape maintenance equipment,

water heater and air conditioning energy use. Based on the proposed project, the short-term construction emissions are expected to exceed the District's significant thresholds. The following mitigations measures would reduce the construction impacts to a less than significant level. The project is also in an area known to contain naturally occurring asbestos (NOA).

Mitigation Measures - Items III-2,3:

MM III.1

Construction

- The applicant shall comply with the *Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, And Surface Mining Operations* and submit this Asbestos/Dust Control Plan to the District prior to grading.
- Construction equipment exhaust emissions shall not exceed District Rule 202 *Visible Emission* limitations.
- The project shall provide a plan for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. The District should be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure. http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls
- No open burning of removed vegetation during infrastructure improvements shall be permitted.
- Minimize idling time to 5 minutes for all diesel power equipments.

Discussion - Items III-4,5:

Based upon the project description, the project would not expose sensitive receptors to substantial pollutant concentrations and would not create objectionable odors affecting a substantial number of people. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)			X	
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)		X		
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)				X

6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)			X	
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)			X	
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion - Items IV-1,4:

The project site is covered by a mixture of woodland and grassland habitats, with patches of ruderal vegetation interspersed. Rock outcrops occur in scattered locations throughout the site. Existing unpaved access roads extend from Bell Road to the central and northwestern portions of the site and unpaved trails run adjacent to the two Nevada Irrigation District (NID) canals. Debris and brush piles currently are located in the western portion of the site, between the unpaved road and the western NID canal.

To determine impacts on any species identified as a candidate, sensitive or special status species a literature review was conducted by North Fork Associates. In addition, the California Natural Diversity Database (RareFind) was queried for a list of special status plant and animal species known to occur in the region and lists of special status species in Placer County maintained by the U.S. Fish and Wildlife Service and the California Native Plant Society was reviewed.

A field assessment for biological resources was conducted on November 8 and 30, 2005 by North Fork Associates. As part of the assessment the entire site was walked and plants and animals observed on site were recorded. Habitats on site were evaluated for their potential to support special-status plant and wildlife species identified through a search of the Natural Diversity Database. In addition, natural communities and habitats were evaluated.

For purposes of the Biological Resource Assessment prepared for the project, special status species are those that fall into one or more of the following categories:

- listed as endangered or threatened under the federal Endangered Species Act (or formally proposed for listing),
- listed as endangered or threatened under the California Endangered Species Act (or proposed for listing),
- designated as rare, protected, or fully protected pursuant to California Fish and Game Code,
- designated a Species of Concern by the California Department of Fish and Game,
- defined as rare or endangered under the California Environmental Quality Act (CEQA), or
- Occurring on List 1, 2, 3 or 4 maintained by the California Native Plant Society.

Special status species with the potential to occur onsite include the following:

Plants

Big-scale balsamroot (*Balsamorhiza macrolepis macrolepis*) is a non-wetland, oak woodland/grassland species considered by the California Native Plant Society as a "List 1B" species, which means "plants rare, threatened, or endangered in California and elsewhere." However, the species is not listed by either the state or federal governments. It blooms in late spring. This species has not been observed in the project area.

Brandeggee's clarkia (*Clarkia biloba ssp. brandegeae*) is an erect annual member of the evening primrose family (Onagraceae). It has no state or federal status, but it is on the CNPS List 1B. Brandeggee's clarkia differs from similar species by having pendant buds, notched petals, and eight stamens. It occurs in oak woodlands in the Sierra foothills from Butte County to El Dorado County. Its common name, farewell-to-spring, suggests its late blooming period, usually from May to July. This species was observed in several locations within five miles of the project site in 2005.

Wildlife

Eleven sensitive animals are documented by the NDDDB (2006) and other pertinent references and resources as occurring in the project region (refer to Appendix D). However, only two of the identified species were determined to have a reasonable potential for occurring on the SKCS Bell Road project site, due to the presence of suitable habitat on or near the site. These included Cooper's hawk and white-tailed kite.

Cooper's hawk (*Accipiter cooperii*) is a breeding resident throughout most woodland habitats of California. Breeding takes place in dense-canopied trees from foothill pine-oak woodlands up to ponderosa pine forest. Nesting sites are usually located near water. This species hunts in broken woodland and habitat edges, where they catch small birds in the air. They prefer nesting sites in riparian growths of deciduous trees, as in canyon bottoms and on river flood plains, although live oaks are often used. Breeding takes place from March through August, with peak activity occurring in May and June. Cooper's hawk nests are often constructed in deciduous trees in crotches approximately 20 to 50 feet above ground. The nest is a stick platform, lined with bark. This species incubates eggs for about 35 days, and then fledge their young between 30 to 34 days. Young birds often remain in the vicinity of the nest after they fledge while they are learning to hunt.

While Cooper's hawk has not been documented by the NDDDB (2006) as nesting on or adjacent to the project site, it is known to occur in the vicinity of the project area.

White-tailed kite (*Elanus leucurus*) is an uncommon to locally fairly common resident and is found in grassy foothill slopes interspersed with oaks (including interior live oak, agricultural areas, and marshy bottomlands). They generally forage in undisturbed open grasslands, farmlands, meadows, and emergent wetlands, in high prey based areas. Nest trees range from single isolated trees to trees within larger stands. Nests are constructed near the top of dense oak, willow or other tall trees from 20 to 100 feet above ground. Breeding takes place from February to October, with peak activity from May to August. Incubation lasts between 28 and 30 days, with young usually fledging by October. While white-tailed kite has not been documented by the NDDDB (2006) as nesting on or adjacent to the project site and is known to occur in the general vicinity of the project area.

Based on the presence of suitable nesting and/or foraging habitat, Cooper's hawk and white-tailed kite are expected to have a reasonable potential for occurring on the project site. Project implementation could therefore result in disturbance of breeding and nesting of individuals of these species if construction occurs at any time during the typical breeding season (approximately March 1 through August 31). Mitigation measures are provided below to ensure that project impacts to the above mentioned species are less than significant. Nesting of other raptors known from the region, including red-shouldered hawk and red-tailed hawk, could also be adversely affected if construction takes place during the identified breeding/nesting season. Take of any active raptor nest is prohibited under Fish and Game Code Section 3503.5. Mitigation measures are included below to reduce the projects impacts to less than significant level.

Mitigation Measures - Items IV-1,4:

MM IV.1 Since potential habitat big-scale balsamroot and Brandegees clarkia exist on the project site, floristic surveys shall be conducted by a certified botanist during the associated blooming periods, preferably during late May or early June, to determine conclusive evidence of presence or absence of these species.

If presence is determined, consultation shall be initiated with the appropriate regulatory agencies for appropriate course of action including, but not limited to, avoidance, minimization or mitigation measures as necessary. The implementation of this mitigation measure will decrease impacts to less than significant.

MM IV.2 To avoid take of active raptor nests, preconstruction surveys shall be conducted by a qualified biologist no more than 30 days prior to initiation of proposed development activities. Survey results should then be submitted to CDFG. If active raptor nests are found on or immediately adjacent to the site, consultation should be initiated by CDFG to determine appropriate avoidance measures. If no nesting is found to occur, necessary tree removal could then proceed.

Discussion - Item IV-2:

Despite the proximity to existing development, the project site is expected to provide good habitat for wildlife due to the availability of nesting sites, escape and thermal cover, and food sources. In addition, Rock Creek Lake, located north of the project site, provides a year-round source of water for wildlife in the area. Well-developed woodland communities, such as those located on site and off-site to the northeast and east, are important for animal cover, and provide roosting and nesting opportunities for birds and shelter for numerous mammals. Woodlands such as these also support insects and smaller mammals that are a source of food for larger animals in the area. Taller trees (i.e., foothill pines, live oaks) provide good nesting habitat for raptors such as great horned owl, red-tailed hawk, and red-shouldered hawk. Potential nesting sites occur in woodland areas of the northern and southeastern portions of the site, particularly in association with larger foothill pines present on site.

The following animals were observed during the site survey or evidence of their occurrence (e.g., tracks, scat) was observed: western scrub jay, oak titmouse, lesser goldfinch, California quail, black phoebe, house finch, northern flicker, Pacific treefrog, rufous-sided towhee, dark-eyed junco, raccoon, and coyote. In addition, two red-shouldered hawks were observed flying over the project site and briefly perched on a large foothill pine located in the southwestern portion of the site, adjacent to Bell Road.

Site development will reduce wildlife habitat but will not create a substantial decrease in habitat, eliminate a plant or animal community, cause a fish or wildlife population to drop below sustaining levels, nor restrict the range of endangered, rare, or threatened species. The adjacent parcel containing Rock Creek Lake encompasses the area east and north of the project site, and consists of 190-acres and is zoned Open Space. The Rock Creek Lake reservoir takes up approximately 60-acres, while the remaining 130-acres are dominated by oak woodlands. Although, the adjacent parcels surrounding the open space is developed, the Rock Creek Lake parcel provides a fair amount of habitat similar in nature to the project site and therefore can expect to continue providing nesting sites and food sources for wildlife. Therefore, impacts associated with the proposed project are considered less than significant. No mitigation measures are required.

Discussion - Item IV-3:

Effective January 1, 2005, Senate Bill 1334 established Public Resources Code Section 21083.4, the State's first oak woodlands conservation standards for CEQA. This new law creates two requirements for counties. Counties must determine whether or not a project may result in a conversion of oak woodlands that will have a significant effect. Second, if there may be a significant effect, they must employ one or more of the following mitigation measures:

- Conserving oaks through the use of conservation easements;
- Planting and maintaining an appropriate number of trees either onsite or in restoration of a former oak woodlands (tree planting is limited to half the mitigation requirement);
- Contributing funds to the Oak Woodlands Conservation Fund for the purpose of purchasing conservation easements; or
- Other mitigation measures developed by the county.

Mixed oak woodland (approximately 4.0 acres) and annual grassland (approximately 2.7 acres) are the primary biological community types found on the project site. In addition, some ruderal (disturbed) vegetation is embedded in these larger habitats, particularly in the western-most portion of the site.

Overstory of on-site woodlands consists of a mixture of interior live oak and blue oak, with scattered foothill pines. Areas in the north and southwestern portions of the site are composed of taller, more mature trees, while the eastern portion of the site contains dense stands of younger oaks and pines. Understory is variable and composed of both woody and herbaceous species. Herbaceous understory species are mostly those of the adjacent grassland habitats, but also include soap plant, rose clover, bedstraw, and vetch. Shrubs are most abundant in association with woodland areas in the southern and eastern portions of the site and include buck brush, coyote brush, hoary coffeeberry, toyon, western poison oak, and whiteleaf manzanita. Himalayan blackberry, chaparral honeysuckle, and twining brodiaea also occur throughout oak woodland of the project site.

Development of the project site will eliminate the majority of woodlands on-site, consisting of approximately 252 of the 318 trees. Of this total, 13 trees were previously recommended for removal due to noted structural defects. Although there is mixed oak woodland on the project site, this woodland is not in an area that provides a continuous intact woodland community. The site does extend from the adjacent 190-acre parcel, and therefore provides adequate woodland habitat, but the woodland is surrounded by developed parcels and a busy arterial roadway. Development of the four acres of mixed oak woodland will not result in a significant effect on conversion of oak woodlands in Placer County with the implementation of the following mitigation measures.

Mitigation Measures - Item IV-3:

MM IV.3 The applicant shall mitigate for the loss of oak trees through one, or a combination of the following:

- Submit payment of fees for oak woodland conservation at a 2:1 ratio consistent with Chapter 12.16.080 (C) Placer County Tree Preservation Ordinance – Replacement Programs and Penalties. These fees shall be calculated based upon the current market value for similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity.
- Purchase offsite conservation easements at a location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio.
- Provide for a combination of payment to the Tree Preservation Fund and creation of an off site Oak Preservation Easement.
- Plant and maintain an appropriate number of trees in restoration of an approved former oak woodland (tree planting is limited to half the mitigation requirement).
- Single trunk trees within the project impact area that are greater than 24 inches dbh shall be mitigated for at an inch for inch basis. Multi-stemmed trees with trunks less than 12 inches dbh shall not be included in this calculation.

With the implementation of this mitigation measure, impacts to oak woodlands will be less than significant.

Discussion - Item IV-5:

As part of the field assessment, the property was also evaluated for the potential presence of Waters of the United States. The site contains two, concrete-lined NID canals located in the western and eastern portions of the site. The canals run in a southerly direction, exiting the site through culverts beneath Bell Road. The larger of the two canals, which runs along the western property boundary, originates from Rock Creek Lake. These concrete lined canals may be considered under Corps jurisdiction but this is determined on a case by case basis. The canals onsite will not be altered for the proposed project and therefore no impacts to potential Waters of the United States will occur. No mitigation measures are required.

Discussion - Item IV-6:

Although the project site provides good habitat due to the oak woodlands there are no known terrestrial migration corridors through or in the vicinity of the project site, and the wildlife that could use the site are highly mobile and could easily adjust their movement to open lands adjacent to the project site. The project site does not lend itself to a wildlife corridor due to its close proximity to a busy arterial roadway, commercial and residential development.

No long-term significant impacts are expected to local and/or regional wildlife movement corridors as a result of the proposed project. The impact is less than significant. No mitigation measures are required.

Discussion - Item IV-7:

According to Sierra Nevada Arborists (2006), a total of 252 trees would be removed through implementation of the proposed project. As discussed in the previous section, the oak woodland on-site provide wildlife habitat. Woodlands such as those found on the project site, as well as the individual trees within those woodlands, are protected by a variety of State and local ordinances and policies, including the Placer County Tree Preservation Ordinance and the CEQA Oak Woodlands Conservation Law (Senate Bill 1334).

The proposed project falls within Area 1 of the Placer County Tree Ordinance and is therefore required to mitigate for the loss of trees onsite through replacement, revegetation or payment of in lieu fees to be deposited into the County Tree Preservation Fund. Implementation of the mitigation measures as outlined in Section 12.16.080 (C) of the Placer County Code will prevent conflicting policies or ordinances from occurring. Mitigation measures have been provided for loss of oak trees for question IV-3. No mitigation measures are required.

Discussion - Item IV-8:

The site is not contained within any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved Habitat Plan Area.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)			X	
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		X		
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)				X
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)			X	

Discussion - Item V-1:

ECORP Consulting, Inc. conducted a cultural resources assessment of the project site that included a records search and field survey (June 2006). As a result of the research and fieldwork, ECORP determined that there were

five historic sites within one-half mile of the project area. However, there were no historic resources found on the project site and the project will not substantially cause adverse changes in the significance of a historical resource. No mitigation measures are required.

Discussion - Item V-2:

ECORP assessment determined that there were two prehistoric resources within the project area. Although no cultural resources were found on the property, there is a potential for buried prehistoric cultural material due to the amount of sites within 0.5 miles of the project area. Prehistoric sites in this region are known to occur along rivers, creeks and drainages. Mitigation measures are included below to ensure that if resources are found, impacts will be less than significant.

Mitigation Measures - Item V-2:

MM V.1 In the event that any archeological materials are encountered on the property, or at any off-site staging area during ground-disturbing construction activities, all activities must be suspended in the vicinity of the find until the deposits are recorded and evaluated by a qualified archeologist. The Placer County Planning Department and Department of Museums shall also be contacted for review of the archaeological find(s).

Discussion - Item V-3:

The proposed project will not, directly or indirectly, destroy a known unique paleontological resource or site or unique geologic feature.

Discussion - Item V-4:

The proposed project does not have the potential to cause a physical change, which would affect any known unique ethnic cultural values.

Discussion - Item V-5:

The proposed project will not restrict existing religious or sacred uses within the potential impact area.

Discussion - Item V-6:

The proposed project will not disturb any known human remains, including those interred outside of formal cemeteries. If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be included in the General notes section of the Improvement Plans for the project. With Implementation of these procedures, impacts will be less than significant. No mitigation measures are required.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)		X		
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)				X
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		

7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)				X
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				X
9. Be located on expansive soils, as defined in Table 18, 1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (ESD)		X		

Discussion - Items VI-1,2,9:

This project proposal would result in the disturbance of the currently undeveloped 6.6 acre site for the construction of seven professional and office buildings totaling approximately 63,253 square feet.

According to a preliminary geotechnical engineering report by Raney Geotechnical, Inc. dated August 5, 2006, the project site is located within the Western Sierra Nevada Metamorphic Belt. The surface soil profile is dominated by red-brown, fine to coarse sands, clays, and silts. The geotechnical investigation included excavation of eight test pits and the gathering of disturbed bulk samples. Locally serpentinized rock was encountered at depths ranging from two to five feet, with an average depth of about 3.5 feet. One of the test pits resulted in a thin layer of expansive soil, however, the report concluded that given the depths of fill that must be constructed, expansive soil issues can be readily addressed by selective grading practices.

Grading disturbance of approximately 4 acres will be limited to the areas between the two existing on-site canals. Parking lots and circulation areas will be constructed with the project, as well as widening Bell Road along the project frontage. Grading activities are associated with the installation of the buildings and parking areas, retaining walls to separate and protect the Wise and Fiddler Green canals from the office complex, widening of an existing PG&E equipment ramp and access road for Wise Canal, and underground utilities. To construct the proposed improvements, potentially significant disruption of soils on-site could occur, including excavation/compaction for roadways, building pads and various utilities. The project grading is expected to balance on site with approximately 10,000 cubic yards of cut to fill. The project proposes soil cuts of approximately 8 feet maximum (along Fiddler Green Canal) and fills of approximately 8 feet maximum (along Wise Canal) with all resulting finished grades to be no steeper than 2:1 at locations identified on the preliminary grading plan.

The proposed project's impacts associated with unstable earth conditions, soil disruptions, displacements, and compaction of the soil can be mitigated to a less than significant level by implementing the Placer County General Plan and Auburn/Bowman Community Plan Goals and Policies as well as the following mitigation measures:

Mitigation Measures - Items VI-1,2,9:

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. Prior to plan approval, all applicable recording and reproduction costs shall be paid. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.

MM VI.2 All proposed grading, drainage improvements, vegetation, tree impacts and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Section 15.48, Placer County Code) and the Placer County Flood Control District's Stormwater Management Manual. The applicant shall pay plan check fees and inspection fees. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and any required temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation.

All facilities and/or easements dedicated or offered for dedication to Placer County or to other public agencies which encroach on the project site or within any area to be disturbed by the project construction shall be accurately located on the Improvement Plans. The intent of this requirement is to allow review by concerned agencies of any work that may affect their facilities.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

Any work affecting facilities maintained by, or easements dedicated or offered for dedication, to Placer County or other public agency may require the submittal and review of appropriate Improvement Plans by ESD or the other agency.

MM VI.3 Submit to the Engineering and Surveying Department (ESD), for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- Road, pavement, and parking area design
- Structural foundations, including retaining wall design (if applicable)
- Grading practices
- Erosion/winterization
- Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- Slope stability

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

MM VI.4 Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

MM VI.5 If blasting is required for the installation of site improvements, the developer shall comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations.

Discussion - Items VI-3,4:

There will not be a substantial change in topography. There are no identified unique geologic or physical features at the site that will be destroyed, covered, or modified by this project.

Discussion - Items VI-5,6:

This project proposal would result in the construction of seven professional and office buildings, associated parking areas, and Bell Road frontage improvements. The disruption of soils on this primarily undeveloped property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential impact in the long-term. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. It is primarily the shaping

of building pads, grading for parking areas, and trenching for utilities that are responsible for accelerating erosion and degrading water quality. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on and off the site. The proposed project's impacts associated with soil erosion can be mitigated to a less than significant level by implementing the Placer County General Plan and Auburn/Bowman Community Plan Goals and Policies as well as the following mitigation measures:

Mitigation Measures - Items VI-5.6:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.3

Refer to text in MM VI.4

MM VI.6 Water quality BMPs shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and for New Development / Redevelopment (or other similar source as approved by the Engineering and Surveying Department). BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Storm Drain Inlet Protection (SE-10), Silt Fence (SE-1), revegetation techniques, gravel bags, diversion swales, limit the soil disturbance and concrete washout areas.

MM VI.7 Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

Discussion - Items VI-7,8:

The preliminary geotechnical report by Raney Geotechnical, Inc. dated August 5, 2006, states that the site is within the area of the Foothills Fault System, although the presence of faulting on the subject property was not observed. The report concluded that there is no faulting on the subject property and that there is no concern of fault rupture. If structures are constructed according to the current edition of the California Building Code, the likelihood of severe damage due to ground shaking should be minimal. There is no landsliding or slope instability related to the project site.

VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)				X
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)		X		

6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (EHS, PLN)			X	
8. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)			X	
9. Create any health hazard or potential health hazard? (EHS)				X
10. Expose people to existing sources of potential health hazards? (EHS)				X

Discussion - Item VII-1:

This project will not create a significant hazard to the public or the environment through the routine handling, transport, use or disposal of hazardous materials.

Discussion - Item VII-2:

The use of hazardous substances during normal construction and residential activities is expected to be limited in nature and will be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion - Item VII-3:

Based upon the project description, it not expected that the project will emit hazardous air emissions. In addition, businesses are subject to District Rule 510, General Permit Requirements. No mitigation measures are required.

Discussion - Item VII-4:

This project conducted a Phase I Environmental Site Assessment which showed that there were no environmental hazards on the property. Additionally, the project is not listed on a list of hazardous materials sites compiled per Code Section 65962.5 and the risk of an impact is considered to be less than significant. No mitigation measures are required.

Discussion - Item VII-5:

The project site is approximately 3,400 feet south of the Auburn Municipal Airport end and is within the compatibility overflight area Zone C1 (Extended Approach/Departure Corridor). The Airport Land Use Commission (ALUC) is required to review the proposed project and determine project consistency with the Airport Land Use Plan Compatibility Plan (ALUCP).

The proposed land use is considered compatible with the ALUCP if the usage intensity does not exceed 100 people per acre average for the site, and 300 people per single acre. The ALUC calculations for the land use intensity for the proposed project are 55 people per acre average for the site, and 93 people per single acre. As project densities are within ALUCP parameters, it meets the overflight area zone C1 requirements.

Airspace protection in the C1 Zone requires that structures greater than 70' high be reviewed by ALUC staff and that a notice may have to be sent to the Federal Aviation Administration (FAA). The height of the proposed two story office buildings at the highest point will be 37' and the height of the single story office buildings proposed is 23'-6".

Projects within the C1 Zone are subject to noise and safety issues and therefore requires that a deed notice (a buyer's awareness disclosure) be recorded for each parcel associated with any discretionary land use action reviewed by the ALUC.

Mitigation measures proposed below will ensure that any project impacts as they relate to ALUCP consistency will be less than significant.

Implementation of the following mitigation measures will ensure that any project impacts as they relate to ALUCP consistency will be less than significant.

Mitigation Measures - Item VII-5:**MM VII.1**

- As a condition of approval, all structures on the site shall be limited to a maximum of 30 feet in height, unless modified by the County according to Section 17.60.105 (Administrative Approvals – Relief from

Standards) of the Placer County Zoning Ordinance. Under no circumstances shall buildings be greater than 70 feet high.

- A deed notice informing potential owners or renters of the property location within the airport zone and its impact upon the property (buyer's awareness disclosure) shall be included on the final map and shall be recorded by Placer County prior to any discretionary permit approval.
- Any revisions to parking spaces or square footage shall be submitted to ALUC and Placer County for review and approval consistent with the Airport Land Use Compatibility Plan intensity calculations and the Placer County Zoning Ordinance.

Implementation of these mitigation measures will ensure impacts associated with hazards related to airport operations will be less than significant.

Discussion - Item VII-6:

The project is not located within the vicinity of a private airstrip.

Discussion - Item VII-7:

The project will not impair implementation of or physically interfere with an adopted emergency response plan. No mitigation measures are required.

Discussion - Item VII-8:

The project is located adjacent to urban uses and although scattered oaks occur to the east and north, the vegetation is sparse and would not pose a significant risk of loss, injury or death involving wildland fires. No mitigation measures are required.

Discussion - Item VII-9:

The project does not create a health hazard or potential health hazard.

Discussion - Item VII-10:

The project will not expose people to existing sources of potential health hazards.

VIII. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				X
3. Substantially alter the existing drainage pattern of the site or area? (ESD)		X		
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)				X
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate				X

Map or other flood hazard delineation map? (ESD)				
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

Discussion - Item VIII-1:

The project does not violate any potable water quality standards.

Discussion - Item VIII-2:

The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge as this project uses a public potable water supply.

Discussion - Items VIII-3,4,12:

This project will create new impervious surfaces on a property that is currently undeveloped and thus increase the rate and amount of surface runoff from the site. A preliminary drainage report was prepared by Ubora Engineering & Planning dated November 10, 2006. The existing drainage pattern for the majority of the site is westerly flow into Wise Canal. The project proposes to transfer its drainage discharge from the Wise Canal shed to the Rock Creek shed. The project's post-development grading and drainage facilities have been designed to preclude draining into either the Wise or the Upper Fiddler Green Canals. Site drainage will be captured on-site and conveyed through storm drain pipes across the top of the Wise Canal at the southwest corner of the site and tie into the existing 24" storm drain pipe located along the Bell Road frontage of the Crossroads Shopping Center immediately west of the project site. The preliminary drainage report indicates that the downstream drainage systems have adequate capacity to convey the project's post-development flows.

The Auburn/Bowman Community Plan requires on-site stormwater detention for the project site. The project proposes to provide approximately 327 feet of 42 inch diameter storm drain pipe to provide the estimated 3,150 cubic feet of detention storage volume. An outfall structure will be developed within the project's storm drainage system to control peak flows to at or below pre-development conditions.

A final drainage report will be required with submittal of the improvement plans for County review and approval to substantiate the preliminary report drainage calculations. The proposed project's impacts associated with increase in rate or amount of surface runoff can be mitigated to a less than significant level by implementing the Placer County General Plan and Auburn/Bowman Community Plan Goals and Policies as well as the following mitigation measures:

Mitigation Measures - Items VIII-3,4,12:

Refer to text in MM VI.1

Refer to text in MM VI.2

MM VIII.1 Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM VIII.2 Storm water run-off shall be reduced to pre-project conditions through the installation of detention facilities. Detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD). The ESD may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees prescribed by County Ordinance. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM VIII.3 Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and shall be in compliance with applicable stormwater quality standards, to the satisfaction of the Engineering and Surveying Department (ESD). These facilities shall be constructed with subdivision improvements and easements provided as required by ESD. Maintenance of these facilities shall be provided by the property owners' association.

Discussion - Items VIII-5,6:

Approximately 4 acres of the 6.6 acre site will be covered with impervious surfaces including structures and pavement. Potential water quality impacts are present both during project construction and post-project development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact can be reduced to less than significant levels. In the post-development condition, the project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as parking lot runoff, outdoor storage, landscape fertilizing and maintenance, and refuse collection. According to the preliminary drainage report dated November 10, 2006 by Uhora Engineering & Planning, Inc., drainage from the project will be captured on-site and treated with a stormwater sand and oil separator at the southwest corner of the property prior to it leaving the site. A final drainage report will be required with submittal of the improvement plans for County review and approval to substantiate the preliminary report drainage and BMP sizing calculations. The proposed project's impacts associated with water quality degradation can be mitigated to a less than significant level by implementing the Placer County General Plan and Auburn/Bowman Community Plan Goals and Policies as well as the following mitigation measures:

Mitigation Measures - Items VIII-5,6:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.4

Refer to text in MM VI.6

Refer to text in MM VI.7

Refer to text in MM VIII.1

MM VIII.4 Storm drainage from on and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation, for effective performance of BMPs. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM VIII.5 Water quality treatment facilities (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD)). BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff. Flow or volume based post-construction BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. BMPs for the project include, but are

not limited to: oil and grit separator to capture potential contaminants, infiltration in landscaping areas, erosion control, soil stabilization, and storm drain stenciling and signage prohibiting dumping at stormdrain inlets. All BMPs shall be maintained as required to insure effectiveness. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request.

MM VIII.6 This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

MM VIII.7 Provide an Irrevocable Offer of Dedication on the Improvement Plans and Final Map to the satisfaction of the ESD and DRC for easements as required for access to, and protection and maintenance of, storm drainage retention/detention facilities, as well as post-construction water quality enhancement facilities (BMPs). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication.

MM VIII.8 Maintenance of detention facilities by the property owners' association will be required.

Discussion - Item XIII-7:

The project will not otherwise substantially degrade groundwater quality.

Discussion - Items XIII-8,9,10:

The project site is not within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). No improvements are proposed within a 100-year flood hazard area and no flood flows would be impeded or redirected. The project location is elevated well above areas that are subject to flooding, and therefore, there are no impacts due to exposing people or structures to a significant risk of loss, injury, or death, including flooding as a result of failure of a levee or dam.

Discussion - Item XIII-11:

The project will not alter the direction or rate of flow of groundwater as it uses a public potable water supply.

IX. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies? (EHS, ESD, PLN)			X	
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)			X	
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X

8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X
--	--	--	--	----------

Discussion - Item IX-1:

The proposed project is consistent with the zoning designation and will not divide an established community. The project site is located along a major arterial roadway and is surrounded by commercial and residential development to the west and south and open space to the north and east.

Discussion - Item IX-2:

The Auburn/Bowman Community Plan land use designation for the project site is Professional Office and the site Zoning is Office and Professional (OP), Design Corridor (Dc), Aircraft Overflight (AO). The proposed use and density is consistent with both Community Plan policies and Zoning Ordinance standards. No mitigation measures are required.

Discussion - Item IX-3:

The project site is within Area 1 of the Placer County Tree Preservation Ordinance and is subject to the requirements indicated in this tree preservation zone. The applicant will be required to implement this ordinance as applicable to prevent significant impacts prior to project approval. In addition, the site is not within any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved Habitat Plan Area. Thus no impact would result to such plans. No mitigation measures are required.

Discussion - Item IX-4:

The proposed project will be developed as office and medical uses. As indicated in IX-1, the project is adjacent to compatible land uses and would not pose land use conflicts.

Discussion - Item IX-5:

The project site is currently undeveloped and does not support agricultural or timber uses. Site development would not have an impact to soils, operations or plans associated with these uses.

Discussion - Item IX-6:

The proposed project will not divide or disrupt the physical arrangement of an established community, nor have a significant impact on a low-income or minority community.

Discussion - Item IX-7:

The proposed project will not result in a substantial alteration of the present or planned land use. The site is currently undeveloped and as indicated above, County plans for this site are consistent with the proposed project.

Discussion - Item IX-8:

The proposed project proposes approximately 52,503 square feet of general office and 10,750 square feet of medical office use. The uses proposed at this location will not compete with uses associated with downtown Auburn (City of Auburn) as the downtown area is primarily retail and commercial. There are scattered retail and commercial uses located within the County in close proximity to the project site, but will not be impacted by the proposed office and medical uses.

Office and medical uses are anticipated to serve the residents of the Auburn/Bowman region and will provide the surrounding area opportunities for higher wage jobs. The location of the project site also provides a buffer between more traditional commercial uses and residential development due to limited office hours. The proposed project will not cause an economic or social change resulting in adverse physical changes. Current land use and zoning designations would not change as a result of the project. The proposed commercial development does not conflict with plan policies.

X. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X

2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X
---	--	--	--	----------

Discussion - All Items:

No valuable, locally important mineral resources have been identified on the project site. Implementation of the proposed project, therefore, will not result in impacts to mineral resources.

XI. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (EHS)		X		
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)				X
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)			X	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (EHS)		X		
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (EHS)				X

Discussion - Item XI-1:

The project has the potential to expose people to noise levels in excess of standards written in the Auburn Bowman Community Plan. The acoustical analysis conducted by J.C. Brennan & Associates, Inc., dated July 13, 2006, concludes that the project will meet the Auburn-Bowman Community Plan 45-dB Leq interior noise standard assuming that the proposed building façade construction would provide 25-dB exterior to interior noise reduction through normal construction practices. The project proposes that it is dependent upon the amount of glazing that is included in buildings facing Bell Road as the building facades may not provide the necessary 25-dB exterior to interior noise reduction. This will be a less than significant impact with the following mitigation measures:

Mitigation Measures - Item XI-1:

MM XI.1 In order to mitigate the impacts of transportation noise noted above from Bell Road to the project site, the Buildings (F, this is building B in the acoustical analysis; and G) shall be limited to 25% glazing. If these two buildings facades have greater than 25% glazing, then a specific acoustical analysis will be required for Buildings F & G prior to building permit approval and all construction requirements be reflected in the construction plans.

Discussion - Item XI-2:

This project will not cause an permanent substantial increase in the ambient noise levels.

Discussion - Item XI-3:

Construction of the project, through build-out, will increase ambient noise levels. This impact is considered to be temporary and less than significant. A condition of approval for the project will be recommended that limits construction hours so that evening and early mornings, as well as all day on Sunday, will be free of construction noise. No mitigation measures are required.

Discussion - Item XI-4:

The project is located within an airport land use plan and the noise from the airport would expose people residing or working in the project area to excessive noise levels. This will be a less than significant impact with the following mitigation measures:

Mitigation Measures - Item XI-4:

MM XI.2 This project is within an airport land use plan for the Auburn Airport. The Auburn Airport Comprehensive Land Use Plan details the project site being within Compatibility Zone C1 for overflight compatibility to residents and businesses. As a condition of this project, a deed notice shall be recorded for each parcel associated with this project.

Discussion - Item XI-5:

The project is not located within the vicinity of a private airstrip and would not expose people residing or working to excessive noise levels.

XII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)			X	
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion - Item XIII-1:

The professional and medical office development proposed on the site is consistent with the development vision presented in the Auburn/Bowman Community Plan (see Section VI, Land Use & Planning). The new buildings will support the existing uses surrounding the project site. The proposed project may potentially provide employment opportunities for the single-family and multi-family residential developments that exist in close proximity. In addition, the medical uses will provide additional health services to the community.

Although the project may provide employment opportunities and medical services, the proposed project is not anticipated to create a substantial population growth in the area and is expected to create less than significant impacts. No mitigation measures are required.

Discussion- Item XIII-2:

The project site is currently undeveloped and therefore will not displace existing homes.

XIII. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (EHS, ESD, PLN)				X
2. Sheriff protection? (EHS, ESD, PLN)				X

3. Schools? (EHS, ESD, PLN)				X
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)				X
5. Other governmental services? (EHS, ESD, PLN)				X

Discussion - All Items:

The Placer County Fire Department provides fire protection services to the project area; the Placer County Sheriff's Department provides police protection services to the project area; the Placer County Department of Public Works is responsible for maintaining County roads; schools serving the site include Auburn Elementary and Placer Union High School.

As the proposed project is consistent with the underlying land use designations, the project development will result in a negligible additional demand on the need for these public services. The proposed project is not anticipated to impact schools. As is required for all new projects, "will serve" letters will be required from these public service providers. The incremental increase in demand for these services will not result in significant impacts.

XIV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X

Discussion - All Items:

The proposed project may result in a slight increase in the use of local and regional parks if employees that do not live in the area decide to use these amenities during lunch. However, it is anticipated that most of the employees will be from the local community, and therefore, this increase will not be substantial and the expansion of these facilities would not be necessary. No mitigation measures are required.

XV. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)			X	
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	

4. Inadequate emergency access or access to nearby uses? (ESD)			X	
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)		X		
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (ESD)				X

Discussion - Item XV-1:

This project proposal would result in the construction of seven professional and office buildings on currently undeveloped property. The proposed project will generate approximately 536 average daily trips, with approximately 79 AM and 76 PM peak hour trips. The proposed project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions and roadway segment / intersection existing LOS, however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program (CIP). This project is subject to this code and, therefore, required to pay traffic impact fees to fund the CIP for area roadway improvements. With the payment of traffic mitigation fees for the ultimate construction of the CIP improvements, the traffic impacts are considered less than significant.

Mitigation Measure - Item XV-1:

MM XV.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Auburn/Bowman Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

- County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current estimated fee is \$605,331. The fees were calculated using the information supplied by the applicant using the ITE-Trip Generation Manual (7th Edition) for General Office. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion - Item XV-2:

The Auburn/Bowman Community Plan EIR identifies increased traffic congestion resulting from build-out of the area as significant and unmitigable. The applicant has shown that the increases in traffic due to this project are consistent with those anticipated in the Auburn Bowman Community Plan EIR. Therefore, this project's specific impact on traffic congestion is less than significant. No mitigation measures are required.

Discussion - Item XV-3:

The proposed professional and office buildings are consistent with the types of land use and types of vehicle traffic in the local vicinity. Additional pavement widening (5 feet) on the southern edge of Bell Road is being provided with the project proposal to facilitate U-turn movements for large passenger vehicles via the westbound left turn pocket at the mobile home park driveway. The applicant has demonstrated that adequate sight distance can be provided for the eastern driveway access onto Bell Road for a design speed of 55 mph. However, the western driveway access onto Bell Road does not meet a 55 mph design speed due to a vertical curve. The applicant has demonstrated that the western driveway can meet a 50 mph sight distance. There is an auxiliary lane proposed along this project's frontage to connect to the existing auxiliary lane to the west along the adjacent Crossroads Shopping Center frontage. Due to this frontage configuration and the ability for the project to meet Caltrans Highway Design Manual stopping sight distance, staff does not feel that increased impacts to vehicle safety due to roadway design features will be created. The applicant will need to request a design exception for the 55 mph design speed for the County Standard Plate R-17 sight distance requirement during the Improvement Plan review process. For these reasons, impacts to vehicle safety due to design features are considered by staff to be a less than significant impact. No mitigation measures are required.

Discussion - Item XV-4:

The servicing fire district, the Placer County Fire Department, has conditionally approved the proposed business park design and concerns regarding inadequate emergency access or access to nearby uses are considered to be less than significant. No mitigation measures are required.

Discussion - Item XV-5:

The proposed land uses includes 52,503 square feet of general office space and 10,750 square feet of medical office space. The Placer County Zoning Ordinance requires 1 parking space per 300 square feet of floor area for general office and 1 parking space per 175 square feet of floor area for medical office use. Using this ratio, the project would require a total of 237 spaces.

Although the proposed project provides exactly 237 spaces and is consistent with the Zoning Ordinance, any increase in the square footage of medical uses would create additional parking demand resulting in a shortage of parking. Mitigation measures are included to prevent impacts due to insufficient parking:

Mitigation Measures - Item XV-5:

MM XV.2 Prior to the filing of the Final Map, Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared, submitted to, and approved by the Placer County Development Review Committee members. These CC&Rs will restrict the office/medical services ratio to that approved by the Conditional Use Permit. This mitigation measure will prevent significant impacts to parking.

Discussion - Item XV-6:

The proposed project will not cause hazards or barriers to pedestrians or bicyclists.

Discussion - Item XV-7:

The project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation.

Discussion - Item XV-8:

This project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

XVI. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)		X		
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)		X		
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)				X
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)		X		
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (EHS)			X	

8. Comply with federal, state, and local statutes and regulations related to solid waste? (EHS)			X	
---	--	--	----------	--

Discussion - Items XVI-1,2,6:

A preliminary sewer study prepared by Ubora Engineering and Planning, Inc. dated August 28, 2006 was provided during environmental review of this proposed project. The type of wastewater expected to be produced by this development is typical of wastewater already collected and treated within Sewer Maintenance District #1. Currently capacity concerns, evidenced by recent wet weather storm events, exist at the Wastewater Treatment Plant and in the sewer collection system. The District is embarking on major studies of the County treatment plant and collection system trunk line capacities. At the same time, the District is attempting to reduce wet-weather flows by aggressively pursuing Inflow and Infiltration (I&I) repairs on the publicly owned portion of the system. The District is also developing an ordinance to address I&I in private lines. Although this project could have a potentially significant impact on a cumulative basis, this project has conducted a sewer analysis of a portion of the collection system which has provided value to the District. The Department of Facility Services has deemed that the completed analysis satisfies as a suitable mitigation measure for this project's site-specific impacts.

Mitigation Measure - Item XVI-1,2,6:

MM XVI.1 Prepare and submit with the project Improvement Plans, a sewer analysis prepared by a Registered Civil Engineer to the Engineering and Surveying Department and Department of Facility Services for review and approval.

Discussion - Item XVI-3:

The project will not require the construction of new on-site sewage disposal systems as it is served by a public sewer system.

Discussion - Item XVI-4:

The project proposes additional storm drainage collection and conveyance facilities to connect to the existing storm drain system at the southwest corner of the site, an existing 24-inch diameter storm drain pipe located along the Bell Road frontage of the Crossroads Shopping Center, located immediately west of the project. The applicant has demonstrated through a preliminary drainage report prepared by Ubora Engineering and Planning, Inc. dated November 10, 2006, that the existing downstream storm drainage facilities are adequately sized to handle this project's development flows and the construction of the on-site stormwater conveyance system is not expected to cause significant environmental effects.

Discussion - Items XVI-5,7,8:

The agencies charged with providing treated water, sewer services and refuse disposal have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of "will-serve" letters from each agency. No mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X

3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X
--	--	----------

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

<input type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input checked="" type="checkbox"/> <u>Federal Energy Regulatory Commission (FERC)</u>
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Department, Christina Snow, Chairperson
 Engineering and Surveying Department, Rebecca Taber
 Engineering and Surveying Department, Wastewater, Ed Wydra
 Department of Public Works, Transportation
 Environmental Health Services, Grant Miller
 Air Pollution Control District, Brent Backus
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Vance Kimbrell
 Placer County Fire / CDF, Bob Eicholtz

Signature  Date March 28, 2007
 Gina Langford, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603.

County Documents	<input checked="" type="checkbox"/> Community Plan
	<input checked="" type="checkbox"/> Environmental Review Ordinance
	<input checked="" type="checkbox"/> General Plan
	<input type="checkbox"/> Grading Ordinance
	<input type="checkbox"/> Land Development Manual
	<input type="checkbox"/> Land Division Ordinance
	<input type="checkbox"/> Stormwater Management Manual
	<input type="checkbox"/> Tree Ordinance
	<input type="checkbox"/> _____

Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Department	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input checked="" type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Engineering & Surveying Department, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input checked="" type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Acoustical Analysis
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> URBEMIS Model Output
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/> _____

	Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments
		<input type="checkbox"/> _____